

**UNITED STATES GOVERNMENT PROPERTY
NOTICE OF DETERMINATION OF HOMELESS SUITABILITY**

**Former SSA Building
1230 - 12th Street
MODESTO, CALIFORNIA 95354**

**GSA CONTROL NO. 9-G-CA-1610
HUD PROPERTY NO. 54201020002**

May 21, 2010

Notice is hereby given that the above-mentioned real property has been determined suitable by the Department of Housing and Urban Development (HUD) for homeless use. The property was published as suitable/available in the May 21, 2010 *Federal Register*.

The property is located in downtown Modesto, the largest city and county seat of Stanislaus County, California. With a population in excess of 190,000, Modesto receives much of the economic and cultural activity that takes place in the Northern San Joaquin Valley.

The 0.62-acre corner lot is improved with an 11,957 square foot office building and 24 outdoor parking spaces. The zoning designation is C-2 (general commercial) – commercial offices, medical and professional buildings, and a church campus surround the property. The building is handicapped accessible but needs approximately \$20,000 in ADA repairs. The city bus service stops in front of the building (MAX Bus #30).

The single-story brick office building was constructed in 1972 with a concrete slab on-grade foundation, reinforced masonry walls and open web steel joists. The roof is a metal deck diaphragm with felt and tar built-up that is in need of repair. An extension of 5,000 square feet was added to the southwest corner in 1979.

The building has been vacant since 2003. Its condition is considered to be fair to poor. The estimated cost to bring the building to a suitable condition is \$300,000. In addition, the building needs seismic retrofit work estimated to cost \$60,000.

According to a Phase 1 Environmental Site Assessment Report dated October 10, 2008, the building contains asbestos-containing materials (ACM) in the form of wallboard joint compound which is in good condition. Also, due to its age, it is presumed to contain lead-based paint.

Under the Stewart B. McKinney Homeless Assistance Act (McKinney Act), public bodies and eligible nonprofit organizations concerned with providing assistance to the homeless may apply to lease Government property determined suitable by HUD for homeless use. Also, states and their political subdivisions and instrumentalities, tax-supported institutions, and nonprofit institutions which have been held exempt from taxation under Section 501(c)(3) of the 1954 Internal Revenue Code may apply to acquire Government property determined suitable by HUD for homeless use by deed under Section 203(k) of the Federal Property and Administrative Services Act of 1949, as amended. Interested parties will have **sixty (60) calendar days** from the date that the property notice was published in the *Federal Register* to submit a written expression of interest and obtain necessary application instructions from the Department of Health and Human Services (HHS). Public bodies and eligible nonprofit organizations wishing to apply for the property should contact:

Theresa Ritta
Chief, Real Property Branch
U.S. Department of Health and Human Services
Room 5B-17 Parklawn Building
5600 Fishers Lane
Rockville, Maryland 20857
Phone: (301) 443-2265

The General Services Administration (GSA) administers a program for the donation of Federal surplus personal property through a network of State Agencies for Surplus Property. The following GSA Web Site provides program information and contacts: <http://www.gsa.gov/sasp>.

In order for this information to be disseminated as widely as possible, we request that you provide a copy of this notice to any other public body or nonprofit organization concerned with providing assistance to the homeless.

It should be noted that interest might have been expressed by Federal, State, and local governmental units and eligible nonprofit institutions in acquiring the property for other public uses. Occupied property is subject to current occupants vacating the property according to schedule.

More information about the property may be obtained by contacting:

Rock A. Southward, Realty Officer
GSA Office of Real Property Disposal and Utilization (9PZ)
450 Golden Gate Avenue, 4th Floor-East
San Francisco, CA 94102-3434
Office: (415) 522-3437 ■ Fax (415) 522-3213 ■ Cell (415) 385-0776
Rock.Southward@gsa.gov

North Entrance at Bus Stop

